RESOLUTION 2025-31

EXECUTIVE SESSION

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12(b), permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS the Colts Neck Township Committee finds that such circumstances presently exist.

NOW, THEREFORE, BE IT RESOLVED by the Colts Neck Township Committee as follows:

1. The public shall be excluded from discussion of any action upon hereinafter specified subject matter;

2. The general nature of the subject matter to be discussed is as follows:

    a. Potential litigation confidential pursuant to N.J.S.A. 10:4-12(b)(7)
    b. Contract Negotiations – pursuant to N.J.S.A. 10:4-12;

3. The Committee will not take action during closed executive session;

4. It is anticipated that the closed session will last approximately thirty minutes.

5. It is anticipated at this time the above-stated subject matter(s) will be made public when the need for confidentiality no longer exists; and

6. This Resolution shall become effective immediately.

I, Trina Lindsey, do hereby certify the foregoing to be a true and accurate copy of a Resolution passed by the Township Committee of Colts Neck Township during a regular meeting held on the 8th day of January 2025

_____

Trina Lindsey, Municipal Clerk

RECORD OF VOTE					
	M S	Yes	No	NV	Ab
Mayor Torchia Buss					
Deputy Mayor Viola					
Buzzetta					
Fitzpatrick					
Rizzuto					
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent					

RESOLUTION 2025-32

RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE THE AFFORDABLE HOUSING DEVELOPERS AGREEMENT WITH COUNTRYSIDE DEVELOPERS, INC. GOVERNING BLOCK 42, LOT 4

WHEREAS, Counrtyside Developers, Inc. obtained Final Major Site Plan and Final Major Subdivision Approval from the Colts Neck Planning Board under Application PB753 memorialized by Resolution dated July 9, 2024; and

WHEREAS, the Planning Board granted approval to develop the property into a sixty-eight unit inclusionary development that consists of 53 market rate units and 15 affordable housing units; and

WHEREAS, the development fulfills, in part, the Township's action in the Superior Court of New Jersey entitled In the Matter of Application of the Township of Colts Neck, County of Monmouth, Docket No. MON-L-2234-15, seeking a Judgment of Compliance and Repose approving its Housing Element and Fair Share Plan; and

WHEREAS, Countryside Developers, Inc. is seeking the approval of Colts Neck Township to enter into a land use Affordable Housing Developers Agreement; and

WHEREAS, the Affordable Housing Developers agreement ensures the developer will develop the project in accordance with the approved plans and permits issued by the Township, Township Planning Board and other governmental agencies with jurisdiction as well as the Uniform Housing Affordability Controls of N.J.A.C. 5:8-26.1 et. seq.; and

WHEREAS, the Affordable Housing Developers Agreement has been reviewed and approved by the Planning Board Attorney, Planning Board Engineer and Township Planner as to form and content; and

WHEREAS, The Township Committee of Colts Neck finds it is in the best interest of the public to enter into said Affordable Housing Developers Agreement to guide the orderly development of Block 42, Lot 4, commonly known as Charleston Meadows (PB753).

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of Colts Neck in the County of Monmouth, and the State of New Jersey as follows:

1. The Mayor is authorized to execute the Affordable Housing Developers Agreement submitted by Countryside Developers, Inc. with offices at 76 Stillwell Road Holmdel NJ 07733 covering the development of for property known as Block 42, Lot 4, commonly known as Charleston Meadows (PB753).

2. That upon the adoption of the within Resolution and execution of the above referenced Affordable Housing Developers Agreement, the Clerk is authorized and directed to forward certified copies to the Department of Community Affairs and Salvatore Alfieri, Esq.

I, Trina Lindsey, do hereby certify the foregoing to be a true and accurate copy of a resolution passed by the Township Committee of Colts Neck Township during a regular meeting held on the 8th day of January, 2025.

_____

Trina Lindsey, Township Clerk

RECORD OF VOTE					
	M S	Yes	No	NV	Ab
Mayor Torchia Buss					
Deputy Mayor Viola					
Buzzetta					
Fitzpatrick					
Rizzuto					
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent					

RESOLUTION 2025-33

ACCEPTING THE RESIGNATION OF
TOWNSHIP EMPLOYEE
JONI VANNEST

BE IT RESOLVED by the Township Committee of Colts Neck Township that it hereby acknowledges the receipt of and accepts the resignation of Joni VanNest effective January 17, 2025.

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the following:

1. Tim Anfuso, Planner;
2. Kathleen Capristo, Township Administrator; and
3. John Antonides, Chief Financial Officer.

I, Trina Lindsey, do hereby certify the foregoing to be a true and accurate copy of a Resolution passed by the Township Committee of Colts Neck Township during a regular meeting held on the 8th day of January 2025

_____
Trina Lindsey, Municipal Clerk

RECORD OF VOTE					
	M S	Yes	No	NV	Ab
Mayor Torchia Buss					
Deputy Mayor Viola					
Buzzetta					
Fitzpatrick					
Rizzuto					
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent					

RESOLUTION 2025-34

CONFIRMING HIRING OF
PART-TIME/TEMPORARY UNIFORM CONSTRUCTION CODE (UCC)
INSPECTOR RALPH ROSAMILIA

WHEREAS, it is anticipated that there will be a temporary increase in work load requiring UCC plumbing, mechanical, electrical, and building inspection work; and

WHEREAS, the Construction Official and Township Administrator, in collaboration with the Personnel Committee, recommend hiring part-time/temporary UCC inspectors to assist with this increase in work load; and

WHEREAS, the Construction Official recommends hiring Ralph Rosamilia as a Part-time/Temporary UCC Inspector; and

WHEREAS, the Chief Financial Officer has certified that funds are available for same.

NOW THEREFORE, BE IT RESOLVED by the Township Committee of Colts Neck Township in the County of Monmouth, State of New Jersey, that it hereby confirms the hiring of Ralph Rosamilia at a rate of $18,000 per annum effective January 16, 2025; and

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the following:

1. Paul Vitale, Construction Official;
2. Kathleen Capristo, Township Administrator; and
3. John Antonides, Chief Financial Officer.

I, Trina Lindsey, do hereby certify the foregoing to be a true and accurate copy of a Resolution passed by the Township Committee of Colts Neck Township during a regular meeting held on the 8th day of January 2025.

_____
Trina Lindsey, Municipal Clerk

RECORD OF VOTE					
	M S	Yes	No	NV	Ab
Mayor Torchia Buss					
Deputy Mayor Viola					
Buzzetta					
Fitzpatrick					
Rizzuto					
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent					

RESOLUTION 2025-35

CONFIRMING HIRING OF
PART-TIME/TEMPORARY UNIFORM CONSTRUCTION CODE (UCC)
INSPECTOR JEFFREY LOSACCO

WHEREAS, it is anticipated that there will be a temporary increase in work load requiring UCC plumbing, mechanical, electrical, and building inspection work; and

WHEREAS, the Construction Official and Township Administrator, in collaboration with the Personnel Committee, recommend hiring part-time/temporary UCC inspectors to assist with this increase in work load; and

WHEREAS, the Construction Official recommends hiring Jeffrey LoSacco as a Part-time/Temporary UCC Inspector; and

WHEREAS, the Chief Financial Officer has certified that funds are available for same.

NOW THEREFORE, BE IT RESOLVED by the Township Committee of Colts Neck Township in the County of Monmouth, State of New Jersey, that it hereby confirms the hiring of Jeffrey LoSacco at a rate of $18,000 per annum effective January 16, 2025; and

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the following:

1. Paul Vitale, Construction Official;
2. Kathleen Capristo, Township Administrator; and
3. John Antonides, Chief Financial Officer.

I, Trina Lindsey, do hereby certify the foregoing to be a true and accurate copy of a Resolution passed by the Township Committee of Colts Neck Township during a regular meeting held on the 8th day of January 2025.

_____
Trina Lindsey, Municipal Clerk

RECORD OF VOTE					
	M S	Yes	No	NV	Ab
Mayor Torchia Buss					
Deputy Mayor Viola					
Buzzetta					
Fitzpatrick					
Rizzuto					
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent					

RESOLUTION 2025-36

AUTHORIZING A SALARY INCREASE FOR MATTHEW YOUNG, INSPECTOR, COLTS NECK TOWNSHIP

WHEREAS, it is anticipated that there will be a temporary increase in work load requiring UCC plumbing, mechanical, electrical, and building inspection work; and

WHEREAS, Matthew Young, Inspector, has agreed to assist with a portion of these various inspections; and

WHEREAS, the Construction Official and Township Administrator, in collaboration with the Personnel Committee, recommend a salary increase for Mr. Young to compensate him for this additional work.

BE IT RESOLVED that Matthew Young's salary will be adjusted to reflect a salary increase equivalent to $12,000 per annum effective January 16, 2025.

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the following:

1. John Antonides, CFO;
2. Matthew Young, Building Inspector; and
3. Kathleen Capristo, Township Administrator

I, Trina Lindsey, do hereby certify the foregoing to be a true and accurate copy of a Resolution passed by the Township Committee of Colts Neck Township during a regular meeting held on the 8th day of January 2025

_____
Trina Lindsey, Municipal Clerk

RECORD OF VOTE					
	M S	Yes	No	NV	Ab
Mayor Torchia Buss					
Deputy Mayor Viola					
Buzzetta					
Fitzpatrick					
Rizzuto					
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent					

RESOLUTION 2025-37

AUTHORIZING A SALARY INCREASE FOR PAUL VITALE, CONSTRUCTION OFFICIAL, COLTS NECK TOWNSHIP

WHEREAS, it is anticipated that there will be a temporary increase in work load requiring UCC plumbing, mechanical, electrical, and building inspection work; and

WHEREAS, Paul Vitale, Construction Official, has agreed to assist with a portion of these various inspections; and

WHEREAS, the Township Administrator, in collaboration with the Personnel Committee, recommends a salary increase for Mr. Vitale to compensate him for this additional work.

BE IT RESOLVED that Paul Vitale's salary will be adjusted to reflect a salary increase equivalent to $12,000 per annum effective January 16, 2025.

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the following:

1. John Antonides, CFO;
2. Paul Vitale, Construction Official; and
3. Kathleen Capristo, Township Administrator

I, Trina Lindsey, do hereby certify the foregoing to be a true and accurate copy of a Resolution passed by the Township Committee of Colts Neck Township during a regular meeting held on the 8th day of January 2025

_____
Trina Lindsey, Municipal Clerk

RECORD OF VOTE					
	M S	Yes	No	NV	Ab
Mayor Torchia Buss					
Deputy Mayor Viola					
Buzzetta					
Fitzpatrick					
Rizzuto					
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent					

RESOLUTION 2025-38

CONFIRMING HIRING PART-TIME RECEPTIONIST FOR THE NECK TOWNSHIP POLICE DEPARTMENT CASSIE HALPIN

WHEREAS, the Township wishes to hire Cassie Halpin, as a part-time Receptionist for the Colts Neck Township Police Department; and

WHEREAS, the Chief Financial Officer has certified that funds are available.

NOW THEREFORE, BE IT RESOLVED by the Township Committee of Colts Neck Township in the County of Monmouth, State of New Jersey, that it hereby confirms the hiring of Cassie Halpin, as a part-time Receptionist for Colts Neck Township Police Department at $19.00 per hour, 20 hours per week, effective January 13, 2025; and

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the following:

1. Daniel DeVito, Chief of Police;
2. Kathleen Capristo, Township Administrator; and
3. John Antonides, Chief Financial Officer.

I, Trina Lindsey, do hereby certify the foregoing to be a true and accurate copy of a resolution passed by the Township Committee of Colts Neck Township during a regular meeting held on the 8th of January 2025

_____
Trina Lindsey, Municipal Clerk

RECORD OF VOTE					
	M S	Yes	No	NV	Ab
Mayor Torchia Buss					
Deputy Mayor Viola					
Buzzetta					
Fitzpatrick					
Rizzuto					
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent					

RESOLUTION 2025-39

A RESOLUTION EXTENDING THE SERGEANT'S PROMOTIONAL ELIGIBILITY LIST THROUGH THE 2026 CALENDAR YEAR

WHEREAS, the Colts Neck Township Police Department created a Sergeant's promotional eligibility list on September 11, 2024; and

WHEREAS, pursuant to the Colts Neck Township Police Department's Promotion Corporal and Sergeant General Order, the Sergeant's promotional eligibility list may remain active for a period of two (2) years from the date created, plus the remainder of that calendar year; and

WHEREAS, the Colts Neck Township Police Department's Chief of Police requested the Sergeant's promotional eligibility list remain active through the 2026 calendar year; and

WHEREAS, the Colts Neck Township Committee has determined that it is in the Township's best interest to keep the Sergeant's promotional eligibility list active through the 2026 calendar year.

NOW, THEREFORE, BE IT RESOLVED the Township Committee of the Township of Colts Neck hereby extends the Sergeant's promotional eligibility list through the 2026 calendar year; and

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the following:

1. Daniel DeVito, Township Chief of Police;
2. Kathleen Capristo, Township Administrator;
3. John Antonides, Chief Financial Officer; and
4. Meghan Bennett, Township Attorney.

I, Trina Lindsey, do hereby certify the foregoing to be a true and accurate copy of a Resolution passed by the Township Committee of Colts Neck Township during a regular meeting held on the 8th day of January 2025

_____
Trina Lindsey, Municipal Clerk

RECORD OF VOTE					
	M S	Yes	No	NV	Ab
Mayor Torchia Buss					
Deputy Mayor Viola					
Buzzetta					
Fitzpatrick					
Rizzuto					
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent					

RESOLUTION 2025-40

CONFIRMING APPOINTMENTS
TO
THE HISTORIC PRESERVATION COMMITTEE

BE IT RESOLVED by the Township Committee of Colts Neck Township that pursuant to Chapter 32 of the Code of Colts Neck Township that the following appointments be and are confirmed to the Historic Preservation Committee:

JENNIFER REINSON	TERM EXPIRES 12/31/27
MICHAEL PAHIRA	TERM EXPIRES 12/31/27
MALLORY REARDON	TERM EXPIRES 12/31/27

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the following:

1. All member so appointed; and
2. Historical Preservation Committee.

I, Trina Lindsey, do hereby certify the foregoing to be a true and accurate copy of a Resolution passed by the Township Committee of Colts Neck Township during the Reorganization meeting held on the 8th day of January 2025

_____
Trina Lindsey, Municipal Clerk

RECORD OF VOTE					
	M S	Yes	No	NV	Ab
Mayor Torchia Buss					
Deputy Mayor Viola					
Buzzetta					
Fitzpatrick					
Rizzuto					
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent					